

**Sally
Harrison**
ESTATE AGENTS

Offers Around £159,950 Freehold



15 Cecil Street, Barnoldswick, Lancashire
BB18 5EX



PROPERTY DESCRIPTION

Packed with character and offering huge potential, this bay fronted terraced house is perfect for buyers looking to put their own stamp on a property. With generous room sizes and some traditional features it offers an excellent opportunity for a buyer who can complete on the improvement works that have been started.

The ground floor begins with a partially wood panelled hallway with staircase opposite and door leading you into the spacious second reception room. This is linked to the front reception room via double sliding doors so the two rooms can be partitioned off from each other or opened up, depending on the needs of the family. Both have wood burning stoves set upon hearthstones featuring eye-catching mantelpiece settings. The extended kitchen is off the rear reception and is one of the rooms which is in need of works to bring it up to a good standard.

Head upstairs to the first floor landing where you will find two of the double size bedroom and the four piece bathroom. Another set of stairs off the landing take you up in to the dormer attic room which has a lot of potential to become a superb bedroom with views out towards Victory Park and the football ground.

Set on a cul-de-sac street which part of the road directly in front of the house belongs with the property and provides parking space. This abode is just a short walk from Barnoldswick's independent shops, cafés, parks, schools, and scenic countryside walks. Offered with no onward chain delay. Do not delay in arranging a viewing to see for yourself all this property could offer.

FEATURES

- Bay Fronted Terrace Property
- Accommodation Over 3 Floors
- Two Linked Reception Rooms
- Good Sized Extended Kitchen
- Three Double Bedrooms incl Attic
- 4 Piece Bathroom Suite
- Located on a Cul-de-Sac Street
- Well Placed for Local Amenities
- Full of Further Potential for New Owner
- Forecourt Parking, PVC DG & GCH





ROOM DESCRIPTIONS

Ground Floor

Living Room

14' 6" x 11' 6" (4.42m x 3.51m)

Dining Room

15' 1" x 12' 0" (4.60m x 3.66m)

Kitchen

19' 9" x 7' 10" (6.02m x 2.39m)

First Floor

Bedroom One

15' 1" x 12' 0" (4.60m x 3.66m)

Bedroom Two

15' 1" x 9' 6" (4.60m x 2.90m)

Bathroom

8' 0" x 7' 8" (2.44m x 2.34m)

Second Floor

Attic Room

18' 1" x 15' 3" (5.51m x 4.65m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.

FLOORPLAN

15 Cecil Street, Barnoldswick, LAN

Main Building: Total Interior Area 1255.60 sq ft



Main Floor
Interior Area 581.80 sq ft

1st Floor
Interior Area 468.79 sq ft

2nd Floor
Interior Area 205.01 sq ft

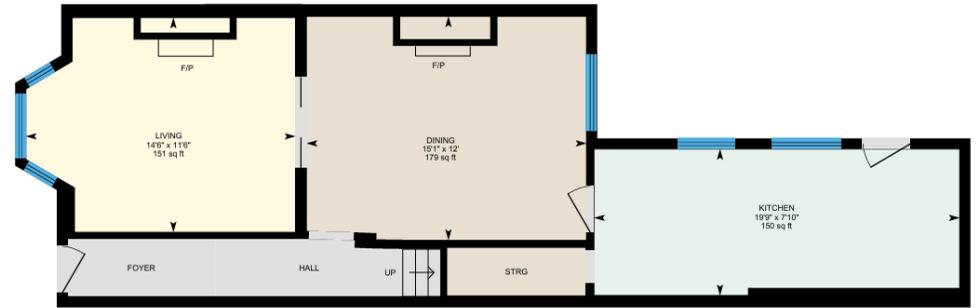
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Floor Interior Area 581.80 sq ft



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